

Technical Note

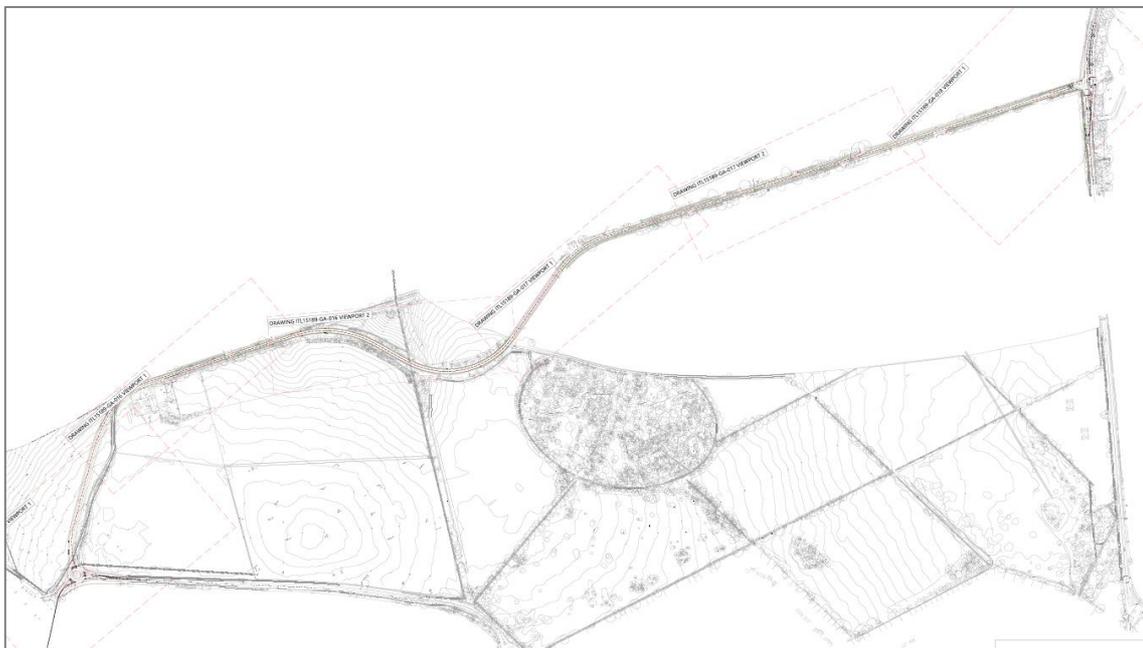
Project No: ITL15189
Project Title: Sevenhills Road, Pinewood
Title: Drainage Information
Ref: ITL15189-015 TN
Date: 17 January 2020

SECTION 1 Introduction

1.1 Scheme Description

1.1.1 The planning application is for highway improvements to Sevenhills Road, which is an existing public highway. The scheme is shown on **Image 1.1** for reference.

Image 1.1: Overview of Sevenhills Improvement Scheme



Ref: i-Transport drawing number ITL15189-GA-014 revision C

1.1.2 In summary, the scheme comprises (from west to east):

- The replacement of the existing Pinewood Road / Sevenhills Road T-junction with a roundabout;

- A new section of SHR that replaces the existing narrow single track section incorporating the creation of a replacement track access to Aldbourne Farm;
- Retention of the secondary access to Pinewood East from SHR, which will be used on an occasional basis to accommodate particularly bulky loads and/or the specific requirements of a particular production for example;
- Minor widening works on the remainder of SHR, particularly on the bends; and
- The replacement of the existing A412 Denham Road / Sevenhills Road T-junction with a traffic signal arrangement.

1.1.3 This technical note considers drainage matters and sets out the proposed strategy for how they will be dealt with.

SECTION 2 Existing Drainage Arrangements

2.1 The existing drainage arrangements for Sevenhills Road are summarised as follows:

- Northern end including the junction with Pinewood Road – informal drainage, i.e. the carriageway drains into the adjacent grassed/soft verges.
- Central northern section (i.e. in the vicinity of the Pinewood Studios backlot) – predominantly into roadside ditches but with some informal drainage.
- Central section in vicinity of motorway bridge – predominantly using highway gullies.
- Central southern section – a mixture of roadside ditches and informal drainage.
- Southern section – mainly roadside ditches.

SECTION 3 Proposed Drainage Arrangements

3.1 The development proposal is a highway scheme, i.e. it relates to amendments and improvements to existing highway infrastructure. At this stage, and as is normal, an outline design of the scheme has been produced and fully assessed in the Transport Assessment that accompanies the planning application. Sufficient information has been provided to enable the Council and the highway authority to determine whether the proposed scheme is acceptable in highways terms.

- 3.2 There are various matters that will need to be dealt with at the detailed design stage. These include the construction detail of the new road, details of lighting, signing, drainage, etc. It is perfectly normal and acceptable for such details to be determined at the detailed design stage for highway improvement schemes such as the proposed development in this case. Details should be determined at the detailed design stage, which will follow any grant of planning permission.
- 3.3 The drainage design will therefore be determined in due course. Drainage is a matter of detail for highway improvement schemes and to produce such a design at the planning application stage would: a) be unusual/unprecedented; b) be unduly onerous on the applicant; and c) likely result in abortive work because the outline design will be subject to amendment through the Council's and highway authority's consideration of the application and, in due course, through the agreement of the detailed design.
- 3.4 Notwithstanding this, the drainage design is expected to include enhancements to the existing drainage regime – e.g. to avoid the reported ponding issues at the Pinewood Road/Sevenhills Road junction – and, where required, the introduction of formal drainage systems. The use of SUDS is not expected to be necessary to provide an acceptable drainage solution but this matter will be revisited at the detailed design stage in consultation with Buckinghamshire County Council, who are the Lead Local Flood Authority as well as the highway authority.